

KEY FEATURES STATEMENT –

“Frangipani”

1st April 2019

Approved Provider:

Lower Burdekin Home for the Aged Society

Residential Aged Care Facility:

Lower Burdekin Hostel

Summary of the Service:

Accredited residential aged care services located in the townships of Ayr and Home Hill in North Queensland. The Lower Burdekin Home for the Aged Society (LBHA) has been providing its services to the Burdekin community since 1973 having commenced with 14 independent retirement living units.

LBHA now has 173 places available to the community supporting its residents with their individual care needs. Infrastructure building programs are continuing with the aim to provide relaxing and secure surroundings appropriately supporting a diverse range of low, high and dementia care within a small community environment.

LBHA’s history and long established position within the Burdekin has seen it secure its status as an essential local service. It has strong network links to local allied health services and local government all of which underpin the reputation for care LBHA works hard to protect.

LBHA has managed to artfully blend the work environment for its staff and its many volunteers with a fierce support for the independence of our residents, their rights and recognition of the space as their home.

Described in the following service summary is one style of room presently available. Rooms will differ in appearance, function and age, however the core values of our service do not. That is

‘Working Together to Provide Excellence in Care – Everyday’

For Room Type:

Hostel – Supported Living Accommodation Buildings

Frangipani

Fee Structure as at:

1 st April 2019	MPIR	5.96%
	A Refundable Accommodation Deposit (RAD)	\$380,000
Or	A Daily Accommodation Payment (DAP)	\$62.04
Or can be paid as combination of the two	A combination of a RAD and DAP, for example 1. Part RAD \$50,000 plus a part DAP \$53.88 2. Part RAD \$190,000 plus a part DAP \$31.02	

The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD). This will result in increased interest amounts being payable on outstanding RAD levels.

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1 Consideration of the Prescribed Factors

1A Location of the Service

9A – 27A Chippendale Street,

Ayr, Queensland, 4807.

In the local Government area of the **Burdekin Shire Council**

1B The Service is in close proximity to:

- Local store
- Ayr Hospital
- Ayr Medical Centre
- Chemist
- Diagnostic Imaging
- Burdekin Rural Health Centre

Community Services include:

- Ambulance
- Footpaths/ scooter ways
- RSL bus service

1C Access to transport

- Taxi services

1D Value of real Estate

- Median House Sale Price in Ayr \$192,500 for month of March 2016
- Median House Sale Price in Home Hill \$165,000 for month of March 2016

2 Quality, Condition, Size and Amenity of the Room Type

2A Room Amenity

The rooms have direct access to:

- Private patio
- 2x small lounges for residents and their guests
- Small kitchenette
- Access to gardens and gazebo

Each room has:

- Air-conditioning
- Ceiling fans
- In room wall mounted radiators
- Lockable bedside tables
- Built-in wardrobes
- Natural lighting from large windows

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2B Furnishings

- Standard and electronic beds supplied as needed
- Bedside table
- Built-in Wardrobe

2C Bedding

- White linen
- Pressure relieving mattress supplied as needed
- Hypo-allergenic pillows

2D Room Fittings

- Nurse call points in all bedrooms and ensuites
- Overhead flat screen TV
- Landline phone connectivity
- Access to cable TV (resident expense)
- Wi-Fi enabled
- Picture rails
- Fabric curtains
- Attractive door handles for ease of dexterity

2E Condition of walls, windows, doors, floors, ceilings and fittings

- Painted walls, well maintained and in good condition
- Composite ceiling panels, well maintained and in good condition
- Windows and doors fitted with security flyscreens
- Stain resistant flooring of cushion back vinyl

2F Date of construction/Date of refurbishment

- Room types were built 2006
- Whilst there have been no significant refurbishments a regular works program ensures serviceability and high appeal

2G Size in square meters

- The bedrooms have an average of 18 m² (excluding ensuite)
- Ceiling height is 2.7m

3 Number of Persons per Room

- The accommodation is one person per room

4 Bathroom Facilities

- Ensuite for each room

5 Common Areas Accessible to All Residents

All common areas within the facility footprint are accessible to all residents include:

- 3 large dining rooms with a comfortable minimum capacity for 30 residents each
- 3 lounge rooms
- 2 large activity rooms with capacity for 60 and 40 respectively
- Library resources
- Gazebo
- 2 enclosed courtyards

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- Hairdressing salon
- Covered walkways

5A Quality of furnishings and fittings

Quality furnishings and fittings throughout

- All seating furnishings have arms to aid residents with mobility
- Armchairs are all of high quality and balance function with water and stain resistance
- Attractive dining room settings
- Varied colour schemes and themes
- Wall art including paintings and photography
- Occasional tables
- Club café tables and arrangements
- Display cabinets
- Shelving and book cases
- Garden furnishings

5B Condition of Common Areas

- The common areas of the service are all in good condition and well maintained
- Business continuity is a management priority and on call services are retained for plumbing, electrical and structural building works
- Thorough review of all buildings is conducted annually as part of our preparations for the cyclone season
- All lawns are mown weekly and gardens attended to in a regular rotation of works

5C Amenity of Common Areas

All common areas are located within easy access from residents’ rooms via covered walkways. Residents may use smaller style scooters should they wish subject to assessment. Available are:

- Centrally located main dining room and lounge/activities area
- Direct access to landscaped grounds/courtyards/garden areas
- Sitting areas along walkways and small lounge spaces for residents, family and friends
- Internal spaces are lit from a options of natural light and functional ceiling lighting
- Walkways are lit at night
- PA system to support activities and daily radio programing
- Views vary depending on location but mainly take in gardens and lawns

Entertainment options in the common areas include:

- Large screen TV’s
- Complimentary Satellite TV and video connectivity
- Book, games and DVD libraries
- Pianos
- Card tables
- Wi-Fi enabled

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6 Specific Accommodation/Design Features of the Bedroom Type

Specific design supports residents with medium to higher care needs although may not support some high care. Original construction intent was to meet the medium to higher care needs of residents presenting for admission. Rooms will be of interest to residents with increased care needs and requiring supported living style accommodation.

7 Specific Accommodation/Design Features of the Service

Our facilities have many accommodation and/or design features that cater to the needs of our residents with regards to lifestyle needs; social and emotional needs; cultural needs; spiritual needs; and the needs of those with mobility issues and dementia.

These design features include:

- Raised garden beds
- Provision for small pets
- Flag pole
- Kitchenettes for resident use
- Hair salon
- Overnight guest accommodation
- On site denominational spaces for celebration, commemoration
- Palliative care room
- Designated consultation rooms for health professionals
- Treatment rooms
- On-site car parking

8 Additional Care and Services (at no additional cost to resident)

- Aromatherapy
- Hand massages
- Daily delivery of newspaper for the exclusive use of the resident
- Visiting Podiatrist
- Visiting speech pathologist
- On-site physiotherapist

9 Additional Care and Services (at additional cost to resident)

There are no extra services status rooms in this group.

10 Other Matters for Consideration

Please refer to our Resident’s Handbook for information about activity and services at your new home.

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11 Statement of Compliance

I certify that the prices published have been determined having regard to the relevant legislation, to Section 7 of the *Fees and Payments Principles 2014*. In particular I certify that the prices take into account the standard of accommodation and other facilities available and have due regard to the list of factors specified in subsection 7(2) of the *Fees and Payments Principles 2014*.

Signed

James Collins

General Manager